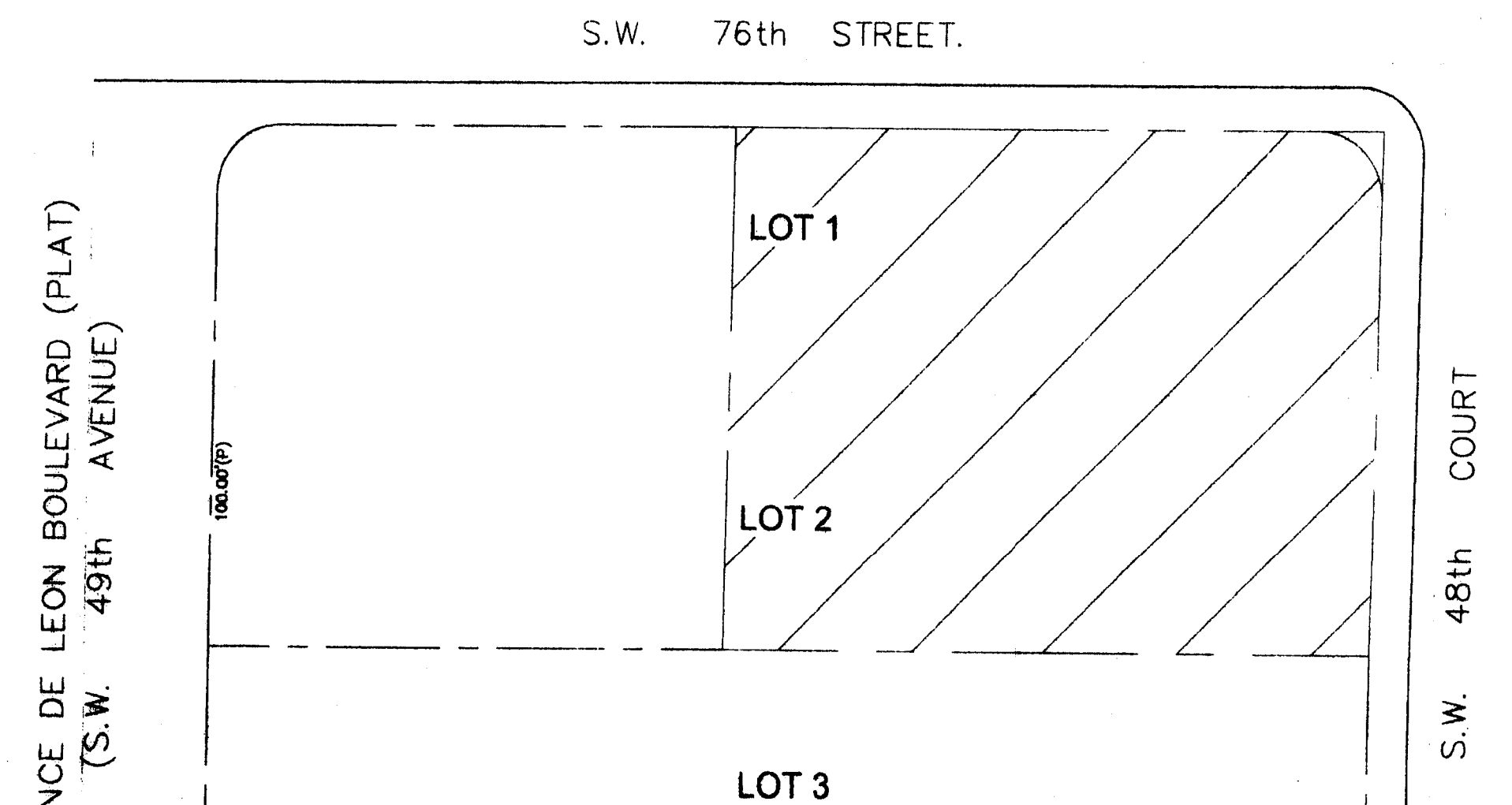
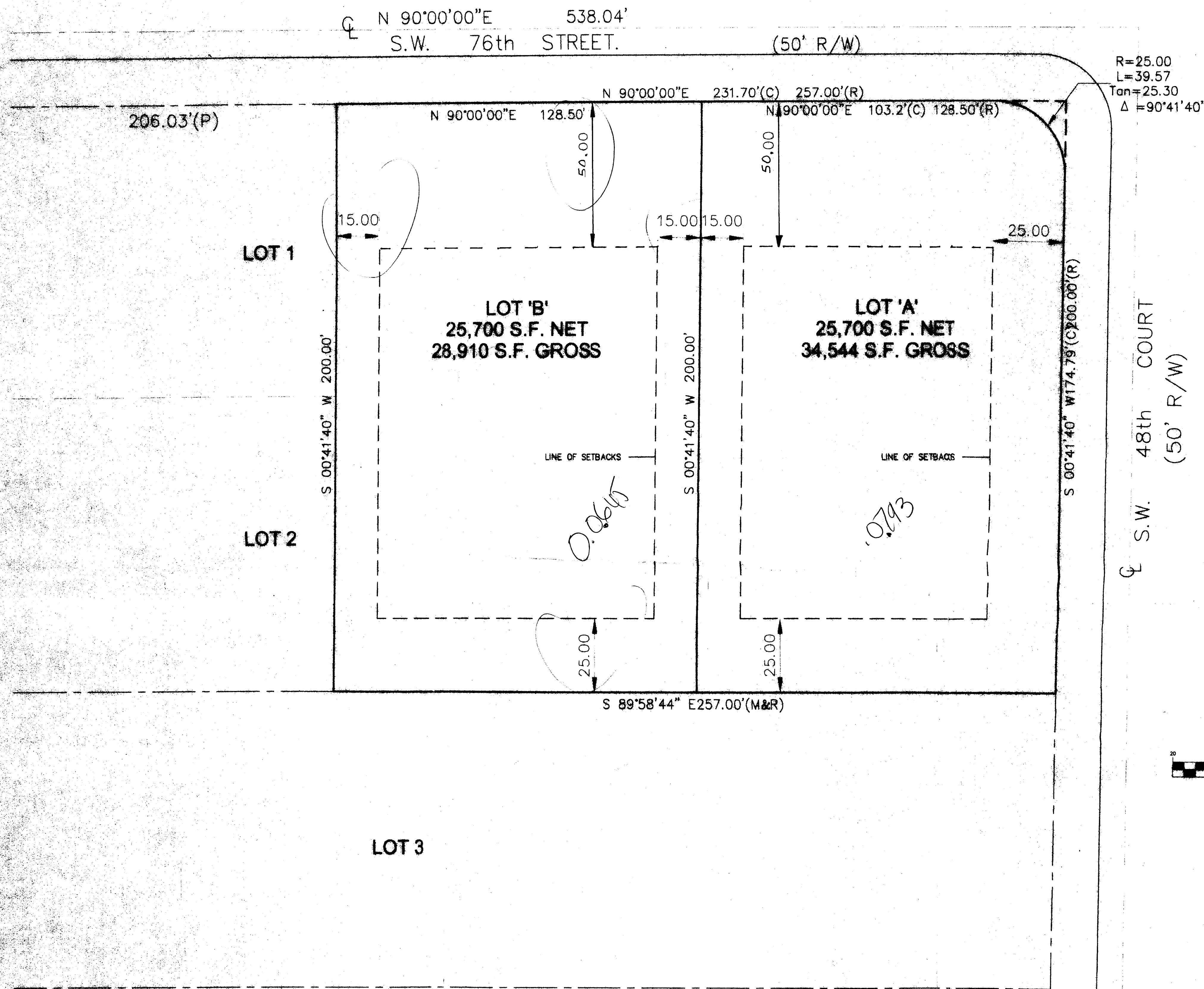
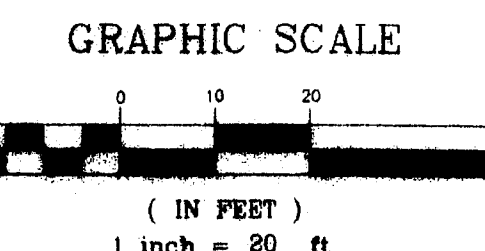


SPECIFIC PURPOSE SURVEY



LOCATION MAP — NOT TO SCALE
MR. & MRS. IRA GRABOW
4820 SW 76 STREET
MIAMI, FLORIDA 33143

SITE SUMMARY			
LEGAL DESCRIPTION: THE EAST 257 FEET OF LOTS 1 AND 2, IN BLOCK 3, OF "AMENDED PLAT OF GRANADA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
FOLIO NUMBER	30-4131-008-0110		
PROPERTY ADDRESS	4820 SW 76 STREET MIAMI, FLORIDA 33143		
ZONING	EU-1		
LOT AREA	GROSS: 63,454 S.F. (1.46 ACRES) NET: 51,400 S.F. (1.18 ACRES)		
PROPOSED DEVELOPMENT :	2 HOMES		
<u>LOT BREAKDOWN:</u>			
LOT 'A'	128.5' x 230.0'	<i>2 story</i> <i>1 story</i> NET = 25,700 SF. (15-20% ALLOWED) ✓	
LOT AREA	GROSS = 34,544 S.F.		
BUILDING LOT COVERAGE			
SETBACKS:			
	PROVIDED	REQUIRED	
FRONT	50'-0"	30'-0"	
REAR	25'-0"	25'-0"	
SIDE STREET	25'-0"	25'-0"	
INTERIOR SIDE	15'-0"	15'-0"	
LOT 'B'	128.5' x 200.0'	NET = 25,700 S.F. (15-20% ALLOWED)	
LOT AREA	GROSS = 28,910 S.F.		
BUILDING LOT COVERAGE			
SETBACKS:			
	PROVIDED	REQUIRED	
FRONT	50'-0"	30'-0"	
REAR	25'-0"	25'-0"	
SIDE STREET	25'-0"	25'-0"	
INTERIOR SIDE	15'-0"	15'-0"	



NOTES:

- 1) THIS IS NOT A SURVEY. THE SPECIFIC PURPOSE OF THIS MAP IS TO DEPICT THE SITE PLAN WITH THE BUILDING SETBACKS ONLY.
- 2) NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.
- 3) NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND /OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR.
- 4) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON AND THE CERTIFICATION HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 5) RECORD AND MEASUREMENT CALLS ARE IN SUBSTANTIAL AGREEMENT.
- 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 7) BEARINGS SHOWN ARE BASED UPON AN ASSUMED BEARING OF N90°00'00"E ALONG THE CENTERLINE OF SW 76th STREET AND REFER TO ANGLE AS SHOWN HEREON.
- 8) DIMENSIONS SHOWN ARE MEASURED AND RECORDED ON LESS OTHERWISE NOTED.

RECEIVED
APR 19 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

LEGAL DESCRIPTION

THE EAST 257 FEET OF LOTS 1 AND 2, IN BLOCK 3, OF "AMENDED PLAT OF GRANADA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



SITE PLAN

1" = 20'-0"

DATE	
REVISIONS	
DATE	
APPROVALS	
CERTIFICATION: I, <u>Ira Grabow</u> , a duly licensed Professional Engineer in the State of Florida, do hereby certify that I am the Engineer of Record for the above described project. BY: <u>Ira Grabow</u> DATE: 08-23-2004 NOT VALID WITHOUT SIGNED SEAL	
DESIGNED: R.T.	SCALE: 1" = 20'
DRAWN: R.T.	
CHECKED: R.T.	
ROBAYNA AND ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS 1000 S.W. 15th Street Miami, Florida 33135 PH: (305) 823-8316	
DRAWING NAME: SPECIFIC PURPOSE SURVEY PROJECT: SITE PLAN PREPARED FOR: IRA GRABOW	
SHEET: 1	
OF 1 SHEETS	
DATE: 08-23-2004	
DATE: 08-23-2004	
PROJ. No: 040266	